



PLANNING COMMISSION AGENDA

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JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
PAUL E. CAPRIOGLIO
RAMA DAWAR
ANDY HANSEN-SMITH
LUISA MEDINA
ROJELIO VASQUEZ

Development and Resource Management Department
Director JOHN M. DUGAN
Assistant Directors/Secretary
KEITH BERGTHOLD/JERRY D. BISHOP

Senior Deputy City Attorney
SHANNON L. CHAFFIN

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The Planning Commission welcomes you to this meeting.

September 15, 2010

Wednesday

6:00 p.m. to 10:00 p.m.

City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Development and Resource Management Department staff at 559-621-8277. **The agenda related staff reports are available at www.fresno.gov.**

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitados, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277.

Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those attending the meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes - Meeting Minutes of July 21, 2010 and August 18, 2010
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consider Plan Amendment Application No. A-10-006 and Rezone Application No. R-10-006 and related environmental findings filed by Lore Engineering, Inc on behalf of Norclo, L.P., pertaining to an approximately 12.18 acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues, immediately south of the Gould No. 97 Canal.
1. Recommend adoption of Environmental Assessment No. A-10-06/R-10-06/T-5971 finding of a Mitigated Negative Declaration for (1) The proposed amendment to the 2025 Fresno General Plan and McLane Community Plan designation; and (2) The proposed rezoning of the subject property.
 2. Recommend approval of Plan Amendment Application No. A-10-006 to amend the 2025 Fresno General Plan and McLane Community Plan to change the planned land use designation for the approximately 12.18 acre portion of the subject property from the Office Commercial planned land use designation to the Medium Density Residential (*4.99-10.37 dwelling units/acre*) planned land use designation for the purposes of a proposed 61-Lot conventional single family residential.
 3. Recommend approval of Rezone Application No. R-10-006 to rezone the approximately 12.18 acre portion of the subject property from the S-L/UGM (*Storage/Limited, Mini Storage Facility/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - McLane Area Community Plan
 - Council District 4 (Councilmember Westerlund)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - Will be considered by the City Council

VIII. NEW MATTERS (Continued)

- B. Workshop with Moule & Polyzoides regarding the status of the Downtown Neighborhoods Community Plan and the Fulton Corridor Specific Plan.
- Staff Member: Wilma Quan, Downtown & Community Revitalization Department

IX. REPORT BY SECRETARY

X. SCHEDULED ORAL COMMUNICATIONS

XI. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS

(Dates subject to change)